

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	189-195 Northfield Road	Date:	October 14 th , 2015
Perm. Parcel No:	814-14-010	Use District:	B-2
Present Occupancy:	1 Commercial Unit	Permitted Occupancy:	1 Commercial Unit
Owners Name:	Joseph C. Frankito	Maximum Occupancy:	
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

195 Northfield Road BUILDING & Commercial tenant space**REQUIRED MAINTENANCE ITEMS:**

- 1) Remove all trash, rubbish, garbage or debris on property, especially outside dumpster.
- 2) All exterior painted block must be present, in good condition and properly painted.
- 3) Remove graffiti from alley side of building.
- 4) Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Clean the wood shake roof of vegetation and repair missing shakes. Materials used for repairs must match the existing in type, quality and color

EXTERIOR ITEMS:

- 1) All masonry (block, brick, etc. –foundations, brick steps, brick fronts, veneers, parapet wall etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly and repair parapet wall. Tuck point brick veneers. Repair masonry exterior step construction.
- 2) All wood trims, windows, and garage overhead doors must be properly maintained and painted.
- 3) Repair fascia and soffit adjacent the exterior electrical services.
- 4) All exterior electrical light fixtures must be properly maintained and operate normally or be removed. This occurs over the shake roof area.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

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PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Replace (3) squares (approx. 48 square feet) of public sidewalk. Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches located at side street area.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL PLUMBING ITEMS:

- 1) Install an air admittance valve under laundry tray by coffee area.
- 2) Service water backflow preventer and install a current test hang tag.

GENERAL HVAC ITEMS:

- 1) Furnaces must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnaces cleaned and serviced by a qualified technician. Or Replace the furnaces with a new appliance.
- 2) Replace dryer duct at cloth dryer with smooth interior ductwork.
- 3) Replace the obsolete gas valve at the furnace(s) and hot water tank(s) with the correct listed ¼-turn gas shut-off valve.
- 4) Insure that the flue piping from the furnace(s) and hot water tank(s) is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.
- 5) Remove un-used flue and cap properly. Note that a PVC storm piping cap is not code compliant.
- 6) Replace the rusted flue piping at the furnace(s) and hot water tank(s) with the correct size and gauge exhaust flue piping.

GENERAL ELECTRICAL ITEMS:

- 1) Secure exterior electrical conduits that are loose back to building.
- 2) The panel must be grounded to the street side of water meter with #4 solid copper wire.
- 3) All circuits in each fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 4) Exit signs to be service and fully operational in both AC and DC modes.
- 5) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 6) Any holes in the panel(s)/subpanels(s)/disconnect(s) from missing breaker knock-outs, etc. must be plugged with correct appliance.
- 7) All wires entering junction boxes must have the correct connectors.
- 8) All taps and splices must be enclosed in work box with correct cover.
- 9) All lights, outlets and switches must operate properly. Electrical devices may not be painted.
- 10) Exposed wiring must be properly secured. Wiring in open stud walls is not permitted.
- 11) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.

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BASEMENT ITEMS:

- 1) Clean and disinfect the basement.
- 2) Install a handrail on rear basement stairs.
- 3) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
- 4) The basement floor must be concrete, in good general condition and free of hazards/serious cracks. Repair or replace the basement floor as needed.
- 5) Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
- 6) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 7) Scrape and paint the basement walls with block-filler paint.
- 8) All basement windows must be weather-tight, free of broken glass, glazing putty in good condition and equipped with working window locks. All wood frames and sash must be free of decay, splits, deflection and properly painted. Make repairs to windows as required. Replace cracked and broken glass block units.

TOILET ROOM ITEMS: Basement. The men and women toilet rooms are not in current operational condition.

- 1) Properly remove and cap plumbing facilities or repair facilities including plumbing, interior finishes, lighting and ventilation.

TOILET ROOM ITEMS: First floor. Only one toilet room provided.

- 1) Install an air admittance valve under lavatory sink.
- 2) Flooring must be smooth and water-tight. Install a new tile floor.
- 3) All plumbing fixtures must be in good working order and free of leaks and defects.
- 4) Remove the improperly installed urinal discharging into a toilet flange and install a toilet.
- 5) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Restore the plaster/drywall ceiling separation between this tenant space and the residential tenant on the second floor.
- 3) Repair carpet to remove uneven surface tripping hazards.
- 4) Repair entry stairs and provide a handrail on one side.
- 5) Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the entry by the side door.
- 6) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings. Paint or stain to match existing woodwork.

189 Northfield Road, Apartment #1, Down

REQUIRED MAINTENANCE ITEMS:

- 1) Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed.

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189 Northfield Road, Apartment #1, Down (Cont):

EXTERIOR ITEMS:

- 1) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such hose bibs.

GENERAL ELECTRICAL ITEMS:

- 1) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.
- 2) All lights, outlets and switches must operate properly. Electrical devices may not be painted.
- 3) Multiple adapters to be removed form receptacles.
- 4) Secure exterior GFCI protected and weather-proof receptacle to brick veneer.

KITCHEN ITEMS:

- 1) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS:

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Repair the tub surround to make it sanitary and water tight.
- 3) All plumbing fixtures must be in good working order and free of leaks and defects. Repair tub drain overflow assembly.
- 4) Re-install the tub spigot to be tight against and flush with the waterproof wall of the tub or shower.
- 5) Install toilet bolt caps.

INTERIOR ITEMS:

- 1) Install smoke detectors in each bedroom.
- 2) Install a new smoke detector on the first floor level.

189 Northfield Road, Apartment #2, Up

REQUIRED MAINTENANCE ITEMS:

- 1) Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed.

GENERAL ELECTRICAL ITEMS:

- 1) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.
- 2) Multiple electrical adapters to be removed.

KITCHEN ITEMS:

- 1) Install an air admittance valve under kitchen sink.
- 2) Provide a code compliant transition fitting in the DWV piping under the sink to replace the rubber fitting.
- 3) Clean, repair, disinfect and paint the kitchen cabinets.

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189 Northfield Road, Apartment #2, Up (Cont):

BATH ITEMS:

- 1) Flooring must be smooth and water-tight. Carpeting is not permitted. Remove the carpeting. Install a new tile floor.
- 2) Clean, repair and, disinfect the vanity cabinet.
- 3) Repair the tub surround to make it sanitary and water tight.
- 4) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 5) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt covers.

INTERIOR ITEMS:

- 1) Install smoke detectors in each bedroom.
- 2) Install a new smoke detector on the second floor level.

195 Northfield Road, Apartment #3, Up

REQUIRED MAINTENANCE ITEMS:

- 1) Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed.
- 2) All masonry (block, brick, etc. brick fronts, veneers, must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly and repair at brick veneer entry, stairs and doorway.
- 3) Repair or replace the rusted exterior front door, threshold and frame used for access to the 195 Northfield Road apartment #3, up.

GENERAL ELECTRICAL ITEMS:

- 1) Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring.

KITCHEN ITEMS:

- 1) GFCI-protected electrical outlets must be present on both sides of the sink. Install an additional outlet on the left side of the sink.
- 2) Clean, repair and disinfect the kitchen cabinets.
- 3) Install an air admittance valve under kitchen sink.
- 4) Install a new listed 1/4 turn gas valve on the stove supply line.

BATH ITEMS:

- 1) Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan.
- 2) Showers and tubs must have water repellant walls. Seal all gaps between tub/floor and tub/wall.
- 3) Repair the tub surround to make it sanitary and water tight.
- 4) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.

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195 Northfield Road, Apartment #3, Up (Cont):

INTERIOR ITEMS:

- 1) Install smoke detectors in each bedroom.
- 2) Install a new smoke detector on this floor level and entry level hallway.

MAXIMUM OCCUPANCY 189 Northfield Road, Apartment #1, Down

Bedroom #1 (128 sf) 2

MAXIMUM OCCUPANCY 189 Northfield Road, Apartment #2, Up

Bedroom #1 (133 sf) 2

MAXIMUM OCCUPANCY 195 Northfield Road, Apartment #3, Up

Bedroom #1 (104 sf) 2

Bedroom #2 (132 sf) 2

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.*

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**